

**Dillon Pines
Board of Directors Meeting
July 21, 2023**

Board members present via Zoom were Tori Gustafson, Claire Bochner, Kathleen Kelble, David Braddock, and George Harrison. A quorum was present.

Representing Summit Resort Group via Zoom was Deb Borel.

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I. Call to Order

The meeting was called to order at 1:01 pm.

II. Owners' Forum

No Owners, other than board members, were present.

III. Approve Minutes from previous Board Meetings – Tori made a motion to approve the minutes from the April 26, 2023 Board meeting. David seconded, and the motion carried.

IV. Financials

May 2023 close financials report that the HOA has \$6,912.61 in Operating and \$101,278.37 in Reserves.

May 2023 Profit and Loss statement reports that the HOA is \$2,727.11 under budget in Operating expenses.

Capital Plan Review 2023

The following are the Allocated Capital expenses for 2023

- Roof Repairs - \$1,000 allocated
- Deck Staining - \$4,000 allocated – David sanded and stained his deck several years ago and it looks nice. Some of his wood is rotting. He has had several people in the south building complain about the condition of their decks. Kathleen stated that she is not satisfied with her deck stain. Paul tried products on her deck, and he found a solution. Kathleen wants her deck stained. David will look at Kathleen's deck to see how to repair it. He will also talk to owners for feedback on decks. Tori reminded the board that if the decks are to be fixed, it will result in a special assessment. She stated that we have two other projects that are more pressing than decks at this time. Deb will determine the plumbing company who did the work on LaBonte.
- Concrete on both buildings - \$4,000 allocated

V. Ratify Board Actions via Email

None

VI. Old Business

- A. Civil Engineer – Deb will obtain bids from Civil Engineers. George will confirm the submittal requirements from town and keep the board updated. Dave asked to be kept updated on this process and he would like to be at the meetings with the engineers. Deb will keep him updated on timing.
- B. Sewer Update – Sanchez Builders provided a bid to replace the sewer lines in the north and south buildings. Other bids will be obtained.
- C. Asphalt Replacement – The board reviewed two bids for parking lot asphalt replacement.
- D. Deb reminded the board that Summit Resort Group will not be the general contractor for this project. Summit Resort Group employees are not qualified to perform such duties. A third party will be hired to facilitate the sewer replacement and asphalt project.

VII. New Business

- A. Deck Staining – Deb will obtain a bid for sanding and staining. George said that the HOA should maintain decks, but not on aesthetics.
- B. Owner Email – The board reviewed an email from an owner regarding the parking lot and direction of parking on the LaBonte side of the complex. George will ask the Town of Dillon if the fire hydrant in the island of the north parking lot can be moved to allow for easier parking. Deb will reply to the owner’s email that the board is investigating options.
- C. Painting – George made a motion to approve the necessary painting touch ups and caulking. Tori seconded, and the motion carried.
- D. An area in the planting bed is leaking into unit South 1. The dirt needs to be hand pulled and caulked where the leak is. Drylock may be a good product to use. SRG will hire someone to complete this.
- E. Tori suggested that one board member resign so we can have a quorum more easily.

IV. Next Meeting Date

The next Board of Directors meeting will be on Tuesday, October 3, 2023 following the annual meeting.

V. Adjournment

With no further business, at 2:35 pm, a motion was made and seconded to adjourn.

Approved by: _____ Date: _____